

01/07/2008

1087518 - R8 SDMS



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8**

1595 Wynkoop Street
DENVER, CO 80202-1129
Phone 800-227-8917
<http://www.epa.gov/region08>

Ref: 8EPR-ER

PolRep #11 (Final)
Vermiculite Intermountain Site
Salt Lake City/Salt Lake County/Utah

I. HEADING

Date:	January 7, 2008
From:	Joyce Ackerman, On Scene Coordinator
Agency:	EPA Region 8
Unit:	Region VIII - Emergency Response Program
	1595 Wynkoop Street
	Denver, Colorado 80202
	(303) 312-6822
POLREP No:	POLREP #11 (Final)
Site:	Vermiculite Intermountain Site

II. BACKGROUND

Site Number:	08-GA
Party Conducting the Action:	EPA & PRP
Response Authority:	CERCLA
NPL Status:	No
Action Memorandum Status:	Approved - April 7, 2004
Action Memo Amendment #1:	Approved - May 26, 2004
Action Memo Amendment #2:	Approved - November 29, 2004
Fund-Lead Removal Action:	
Date Action Started:	April 14, 2004
Completion Date:	December 27, 2005
PRP-Lead Removal Action:	
PacifiCorp AOC Issued:	April 9, 2004
PacifiCorp Final Report:	September 14, 2005
La Quinta/PacifiCorp/et al	AOC signed 11/14/2007

III. SITE INFORMATION

A. Incident Category

Time Critical Removal Action

B. Site Description

1. Site description

Vermiculite Intermountain ("VI"), located on the west edge of downtown Salt Lake City, Utah, is one of many facilities that received vermiculite ore from a mine near Libby, Montana. Vermiculite ore from the Libby mine is co-mingled with amphibole asbestos of the tremolite-actinolite-richterite-winchite solution series ("tremolite asbestos"). Varying amounts of tremolite asbestos remain at many of the facilities which processed ore from the Libby mine.

The VI facility received vermiculite ore in rail cars from the 1940s until the early 1980s. In the mid-1980s, the facility was sold and the processing plant was relocated to another site several blocks away which was the subject of a separate removal action. The original VI boundaries have changed over time; portions of the former site now consist of a Utah Power & Light substation and a commercial parking lot owned by the La Quinta hotel corporation.

2. Site evaluation and characteristics

Sampling showed that Libby amphibole asbestos was present on the ground surface on the property owned by Utah Power & Light (aka PacifiCorp), as well as the subsurface. Amphibole asbestos was also determined to be present inside two nearby buildings, Artistic Printing and the Frank Edwards Building. Amphibole asbestos is also present in the subsurface beneath the asphalt parking lot owned by La Quinta.

3. Description of threat

Asbestos is a hazardous substance as defined by the NCP (40 CFR Section 302.4). Tremolite asbestos is of concern because chronic inhalation of excessive concentrations of the fibers can result in lung diseases such as asbestosis, mesothelioma, and cancer.

4. State and Local Role

EPA has coordinated with the Utah Department of Environmental Quality (UDEQ) concerning the sampling events and results. Neither UDEQ nor local agencies have the resources to conduct the needed site investigations or clean-ups independently.

IV. RESPONSE INFORMATION

A. Removal Actions - Fund-Lead

EPA cleaned the inside of the Artistic Printing building and the inside of the Frank Edwards building. EPA's fund-lead portion of the removal action was considered complete as of 12/27/05.

B. Removal Actions - PRP-Lead

1. PacifiCorp Substation

PacifiCorp initiated cleanup of their property in August 2004. PacifiCorp cleaned an

aboveground building containing electrical equipment and conducted excavation of outdoor soils. As excavation proceeded, it was determined that the foundations of an old steam plant were still present in the subsurface and that a considerable amount of waste material containing asbestos had been disposed within the foundations. Excavation of contaminated soils was performed to the maximum extent practicable, but some contaminated soils remain in the subsurface. PacifiCorp placed orange-colored fence material over those areas in the subsurface where concentrations of asbestos exceeded 1 percent. PacifiCorp created maps of their property identifying where contaminated soils remain including soils containing trace amounts of asbestos. A minimum of one foot of clean material was placed over the entire excavation, and in most cases, several feet of clean material provide a cap over the subsurface soils. PacifiCorp will manage the remaining subsurface contamination pursuant to institutional controls. PacifiCorp submitted a final report to EPA dated September 14, 2005, documenting their cleanup.

2. Ampco Parking Lot

During the EPA and PacifiCorp cleanups, additional asbestos contamination was found underneath the asphalt parking lot adjacent to the PacifiCorp property. This property is currently owned by the La Quinta hotel corporation and was leased to Ampco for use as a parking lot. It was determined that this property was formerly owned by the same businessman who owned the vermiculite processing facility. The railroad spur that delivered vermiculite ore also ran through this property. Sampling showed that asbestos contamination was present underneath much of the asphalt parking lot.

Extensive negotiations were conducted between EPA, La Quinta, other PRPs, and a prospective purchaser of the parking lot property. The negotiations were resolved with an Administrative Order on Consent which provides for institutional controls over the parking lot and PacifiCorp property. The AOC was considered final on November 14, 2007.

C. Future Plans

It is anticipated that the parking lot will be developed into residential and/or commercial use at some point in the future. When the asphalt cap of the parking lot is disturbed, EPA will conduct oversight of any cleanup that must occur for the contaminated subsurface soils.

V. COST INFORMATION

The Amendment to the Fund-Lead Action Memorandum raised the ceiling to \$4,011,666, including EPA's indirect costs.

